



RAVALLI COUNTY ATTORNEY

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Ravalli County Commissioners

May 31, 2007

Mike & Fonda Vargo
PO Box 1198
Hamilton, MT 59840

Dear Mr. and Mrs. Vargo:

The Planning Department has informed me that your property, located at 454 Mill Creek Road, is in violation of the Montana Subdivision and Platting Act (MSPA), the Ravalli County Wastewater Treatment Regulations, and the provisions of the Alvista/Bowman Road Voluntary Zoning District. I understand that there is a long history associated with these violations that includes the following actions:

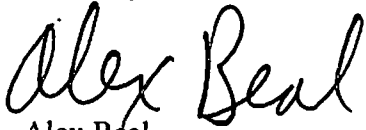
- A pre-application conference for a potential subdivision for lease or rent proposal held with the Ravalli County Planning Department in June 2005.
- A violation letter sent by the Ravalli County Planning Department in June 2006 in response to a complaint.
- Another violation letter was by the Ravalli County Planning Department on December 19, 2006 notifying you that the Board of County Commissioners (BCC) would consider this violation at a December 21st public meeting.
- A BCC resolution to send a third violation letter—before the letter was sent you contacted the Planning Department and held a pre-application conference and appeared to be working towards going through the subdivision review process.
- A January 10, 2007 pre-application conference with the Ravalli County Planning Department. At this meeting, the Planning Department informed you that the next step in the subdivision for lease or rent process was to submit an application including all required elements as outlined in the subdivision regulations. Subsequently they have contacted you multiple times to determine if progress has been made towards submitting a subdivision application. No application submittal has been made and staff has determined that adequate progress has not been made towards a submittal.

The County continues to receive complaints that your property is an outstanding violation issue that must be resolved. Please be advised again that to comply with the law, you must either remove one habitable structure from your property, or submit a subdivision for lease or rent application including all required elements as outlined in the subdivision regulations. The subdivision regulations allow you 6 months to submit your

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application from the time of the pre-application conference. Therefore, you are hereby notified that you have until July 10, 2007 to either remove one habitable structure from the property or submit a subdivision for lease or rent application including all required elements as outlined in the subdivision regulations. If neither action is taken by that time, the Ravalli County Attorney's Office will consider the filing of a civil or criminal complaint to address your violations.

Sincerely,

A handwritten signature in black ink that reads "Alex Beal". The signature is written in a cursive, flowing style.

Alex Beal

Deputy Ravalli County Attorney

cc: Greg Chilcott, chairman Board of Commissioners
Karen Hughes, Planning Department Director
John Lavey, Planning Department
Morgan Farrell, Environmental Health Interim Director